



SALEM HARBOR PORT AUTHORITY

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MEETING MINUTES: May 6, 2021

A public meeting of the Salem Harbor Port Authority was convened at 5:00 pm via Zoom web conference.

Members present: Chair Michael Rutstein, Mayor Kimberley Driscoll, Bob McCarthy - Ward 1 Councilor, Meaghan LeClerc

Members absent: Fred Atkins

Others Present: Capt. Bill McHugh – Harbormaster, Seth Lattrell – Port Authority Deputy/Planner, Hannah Mori – Office of Senator Lovely, Bob Blair – Eastern Point Pilots, Scott Silverstein – Footprint Power, Stan Franzeen - SAFE

Chairman Rutstein called the meeting to order at 5:03 pm.

Chairman Rutstein outlined the format for the meeting and indicated that members of the public may provide comments during the period of the meeting designated for public comment.

Mr. Lattrell provided an update on the Municipal Harbor Plan/DPA Master Plan, including an overview of the presentation to the Harbor Plan Committee (HPC) on April 28th. He introduced the Guiding Principles that the HPC is considering including within the Harbor Plan / DPA Master Plan and reviewed the results of the survey. The intent of the Guiding Principles in the DPA is to enable blue economy type uses that have been supported by the Harbor Planning Committee in a way that encourages compatibility with the community and public access. Mayor Driscoll commented that as the Harbor Plan is progressing, it could be beneficial to the Port Authority to begin establishing a clear operating strategy and plan with roles and responsibilities. Mr. Rutstein agreed with Mayor Driscoll and requested that staff reach out to potential consultants to support that effort in preparation for the next meeting.

Mr. Lattrell shared with the Port Authority that staff has been in discussion with Footprint regarding a potential joint marketing effort for the port. The effort comprises a Request for Expressions of Interest for marine related uses of the Footprint property. It would be issued by Footprint, but responses would be shared with the Port Authority with any sensitive financial information redacted. Mayor Driscoll stated that she supports this effort to advance discussions

around the details and potential of offshore wind in Salem. Chairman Rutstein added his support for the effort but raised concerns with the alignment of interest between the City and the property owner. Harbormaster McHugh commented that staff involvement in this effort will be important to ensure both transparency and feasibility from both a navigational and neighborhood compatibility perspective. Mr. McCarthy asked if outreach had been made to Congressman Moulton's office. Mayor Driscoll indicated that the City has engaged the state agencies and agreed with continuing to build off that outreach and engaging Congressman Moulton's office.

Mr. Lattrell provided an overview of the ongoing work at the North Berth and Deep-Water Berth. North Shore Marine was selected for the North Berth and has initiated mobilization with a goal of completion by early July. The work on the Deep-Water Berth is nearing completion and the upland excavation and backfill was successful. On the topic of the Deep-Water Berth, Mr. Rutstein asked for an update to a request by Pat Gozemba at the past meeting for geotechnical data for the Footprint Site. Mr. Lattrell responded that the information was received and shared with Ms. Gozemba.

Mr. Lattrell shared about the conveyance that the test run of the LSP coordination on excavation – a sticking point on the terms for the conveyance – was successful.

Mr. Lattrell updated the Port Authority on the status of the appraisal. He is coordinating with Footprint on info needs to support the appraisal. The Mayor, who was not present for the prior vote on the appraisal, shared that based on her experience with similar efforts that the Port Authority should take their time and be careful in how they frame the appraisal. It is a costly effort that might not yield the desired result if it is not appropriately focused.

Mr. Lattrell shared that work to set up the website is ongoing. A meeting is scheduled between staff and Sperling Interactive to discuss next steps for content development.

Mr. McHugh provided the Harbormaster's report, beginning with an update on cruise interest. He shared uncertainty amongst the agents with the bookings for the coming fall, and that many are on standby until further information is provided by the CDC. Mr. McHugh added that despite the recent stabilization of the Deep-Water Berth, more work is needed, so a strategic plan for the Port Authority's operations is critical at this time. Councilor McCarthy asked for an update on the ferry reopening. Mr. McHugh acknowledged that the ferry will resume operation on the 21st, and has undergone capital improvements over the off season. Maintenance to the ticketing booth was needed on the plumbing. Councilor McCarthy asked if BHC would be improving the ferry terminal building since they use the restrooms to support the Landing. Mr. McHugh acknowledged that BHC is making some facelifts and is considering a portable restroom but reminded the group that it was built as a temporary structure, so major investments may not be practicable. Councilor McCarthy asked for an update on the acquisition

of a second ferry. Mr. McHugh acknowledged that the search is ongoing, but we've yet to find a vessel that fits the criteria within our price range. Mayor Driscoll flagged that the pro forma of a second ferry has been significantly impacted by COVID, so we will need to continue to assess a business plan for a successful ferry program. Mr. Lattrell shared that once the funds are secured, we will have a few more years to execute that grant funding. Councilor McCarthy asked if there were any major changes at the Commercial Marina. Mr. McHugh shared that the marina is full and all the major vessels from prior years will still be there.

The meeting was opened for public comment. Bob Blair, Eastern Point Pilots, shared his support for marketing efforts and developing an operational strategy, but expressed concern with the Port Authority not engaging a geotechnical engineer to assess the load capacity of the Footprint property. Mr. Blair also shared information on the Federal Port Infrastructure Grant program under MARAD and encouraged the Port Authority to pursue those funds. Stan Franzeen, SAFE, commented with a suggestion that the City/Port Authority also engage Senator Ed Markey regarding offshore wind. Scott Silverstein, Footprint Power, commented regarding the assertion that Footprint would not want to own a marshalling yard, clarifying that the past comment on ownership was not due to lack of desire of ownership, but rather an acknowledgment that most other marshalling yards are owned by a public entity as it facilitates availability of grant funding.

Meeting minutes from the April meeting were unanimously approved by all members present.

Salem Harbor Port Authority adjourned @ 6:14 pm.